



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
MARCH 8, 2022
9:00 A.M.**

Staff Present:

Mary Allman, Administrative Assistant
Christine Chaney, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Supervisor
Porshia Williams, Assistant Director, Development Services
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Stephanie Bass, Code Compliance Supervisor
Todd Belback, Code Compliance Officer
Luke Boodram, Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Paulette Del Grosso, Code Compliance Officer
Patt Gavin, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Robert Kisarewich, Fire Safety Captain
Dorian Koloian, Senior Code Compliance Officer
Malaika Murray, Code Compliance Officer
Wilson Quintero, Sr. Code Compliance Officer
Bernstein Saimbert, Code Compliance Officer
Reginald White, Code Compliance Supervisor
Gail Williams, Sr. Code Compliance Officer

Respondents and witnesses

CE22010255: Marshall Horner
CE21120229: Joyce Delgado
CE21080615; CE21090803: Andras Vlaics
CE19100069: Bethany Ramirez
CE21120345: Alexander Schwencke
CE21040435: Diana Rodriguez Cardona
CE21110336: John Butler
CE21110342: Maria Millman
CE21090666: Nahomie Raphael

CE20120191: Arlene Esin
FC21100006: Charles DeVito
CE21060815: Terrence Turlayhill
CE22010609: Darnell Mack
CE21080017: Yolanda Davis-Pettaway
CE21100895; CE21100894; CE21100886: Elliot Bartlett
CE21070202: Anthony Ezzo
FC21110002: Michael Pizzi

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:04 A.M.

Case: CE21120229

400 E SUNRISE BLVD
CARLETON NORTH BROADWAY LP
% CARLETON REALTY GROUP INC

Service was via posting at the property on 2/23/22 and at City Hall on 2/24/22.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

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VIOLATIONS: 9-305(b)

THERE ARE AREAS OF MISSING LANDSCAPING, INCLUDING BUT NOT LIMITED TO BARE AREAS OF DEAD OR MISSING GRASS, AS WELL AS LANDSCAPING ROCKS.

18-1.

THE PAINTED SIDEWALK/CONCRETE SEATING AREA IS IN DISREPAIR. THE PAINT IS WORN AND OR CHIPPING. IT IS A PUBLIC NUISANCE TO MAINTAIN OR PERMIT TO BE MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTY.

47-20.20.H.

PARKING FACILITIES ARE IN DISREPAIR. THERE ARE AREAS OF HOLES, CRACKS, AND SURFACES ARE UNEVEN. THERE ARE MISSING AND OR BROKEN WHEEL STOPS.

47-34.1.A.1. **COMPLIED**

47-22.6.F. **COMPLIED**

47-19.9 **COMPLIED**

THERE ARE STORAGE BINS BEING STORED OUTSIDE WHICH IS AN UNPERMITTED LAND USE.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Joyce Delgado, the owner's attorney, agreed.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE21090803

500 SW 18 AVE

DRAGOSLAVIC, GORAN G

This case was first heard on 12/9/21 to comply by 1/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$25,300 and the City was requesting a \$1,000 fine be imposed.

Wilson Quintero, Senior Code Compliance Officer, recommend reducing the fine to \$1,000.

Andras Vlaics recalled he had asked for 60 days in December to evict the tenant but had not been granted 60 days. He requested a reduction to \$500.

Judge Purdy imposed a fine of \$1,000 for the time the property was out of compliance.

Case: CE21040435

REQUEST FOR EXTENSION

1031 NW 48 ST

RODRIGUEZ CARDONA, DIANA ANGELICA

This case was first heard on 1/11/22 to comply by 2/22/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,300.

Bernstein Saimbert, Code Compliance Officer, said the owner had applied for a permit and recommended a 28-day extension.

Diana Rodriguez Cardona requested 28 days.

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Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE21110336

1101 NW 55 ST
BUTLER, JOHN T

This case was first heard on 1/11/22 to comply by 2/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended imposition of the fines.

John Butler said there had been a delay delivering the sod.

Judge Purdy heard other cases while staff determined the administrative costs for the case.

Upon returning to the case, staff informed Judge Purdy that administrative costs totaled \$488.

Judge Purdy imposed administrative costs of \$488.

Case: CE22010609

2230 NW 22 ST
AGAPE WORSHIP CENTER INC

Service was via posting at the property on 2/9/22 and at City Hall on 2/24/22.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH AND DEBRIS ON THE SOUTH/WEST ENTRANCE OF NW
24TH AVE, INCLUDING THE STREET AND SWALE AREAS.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Darnell Mack, pastor, said he was working on compliance.

Porshia Williams, Assistant Director, Development Services, said the permit applications had been submitted but no work had been done for years. The City wanted to owner to maintain the site.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: FC21110002

5320 NW 9 AVE
DEZER POWERLINE OUTPARCEL LLC

This case was first heard on 12/9/21 to comply by 1/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,700 and the City was requesting the full fine be imposed.

Robert Kisarewich, Fire Safety Captain, recommended imposition of the fines.

Michael Pizzi, the owners' attorney, thanked Captain Kisarewich for working with them. He said the property had been unoccupied for over five years. He stated they had a contract for fire alarm maintenance but the company had breached the agreement and the owners had hired a new company. Mr. Pizzi requested the fine be reduced to administrative costs.

Captain Kisarewich said Beacon Storage had indeed occupied the building. He reported that the same violations

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occurred in 2020 and 2021.

Porshia Williams, Assistant Director, Development Services, recommended imposition of the fines.

Judge Purdy imposed a fine of \$2,000 for the time the property was out of compliance.

Case: FC21100006

1441 MIAMI RD
CFDK LLC

This case was first heard on 12/9/21 to comply by 1/27/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,100 and the City was requesting the full fine be imposed.

Charles DeVito, owner, said the notice had been sent to the previous owner, who had forwarded it to them.

Robert Kisarewich, Fire Safety Captain, said the property had also been posted.

Porshia Williams, Assistant Director, Development Services, said the certified mail had been sent to the correct address.

Judge Purdy imposed the \$2,100 fine.

Case: CE21070202

2985 NW 68 ST
EZZO, ANTHONY

This case was first heard on 1/11/22 to comply by 2/1/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bernstein Saimbert, Code Compliance Officer, recommended imposition of the fines.

Anthony Ezzo said he had not had the time to get on the roof and clean the firewalls yet. He noted the house was not visible to the public.

Judge Purdy granted a 14-day extension, during which time no fines would accrue.

Case: CE21080017

2328 NW 15 CT
DAVIS-PETTAWAY, YOLANDA

This case was first heard on 12/9/21 to comply by 2/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$775 and the City was requesting a \$580 fine be imposed.

Wilson Quintero, Senior Code Compliance Officer, recommended reducing the fine to \$400.

Yolanda Davis-Pettaway said her uncle had lived at the property and received the notices but he had passed away in November. She had needed to pay a \$1,600 water bill to get the sprinkler system working to maintain the landscaping. Ms. Davis-Pettaway said the neighbor had been parking in the driveway but had stopped. She also had the fence repaired. She stated she had no more money and asked that the fines be waived.

Officer Quintero said Ms. Davis-Pettaway had been in constant contact with him and done a good job complying the violations.

Judge Purdy imposed no fine.

Case: CE21110342

REQUEST FOR EXTENSION

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1131 NW 55 ST
LMK EQUIPMENT LLC

This case was first heard on 1/11/22 to comply by 2/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,000.

Bernstein Saimbert, Code Compliance Officer, said the owner had hired a contractor and Officer Saimbert would not object to a request for an extension.

Maria Millman said they would apply for the permit after March 31 and requested 45-60 days.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE21060815

1601 NW 7 AVE
ELSO HOLDINGS LLCC
%STEVEN M AUERBACHER PA

This case was first heard on 9/30/21 to comply by 10/10/21 and 2/3/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$300 and the City was requesting the full fine be imposed.

Bernstein Saimbert, Code Compliance Officer, recommended imposition of the fines, but said he would not object to a reduction.

Terrence Turlayhill, property manager, said there had been a delay with the reinspection. He requested the fines be waived.

Judge Purdy imposed no fine.

Case: CE21100895

REQUEST FOR EXTENSION

2617 SW 7 ST
BARTLETT, JERRY

This case was first heard on 1/11/22 to comply by 2/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,000.

Wilson Quintero, Senior Code Compliance Officer, confirmed the property was not in compliance.

Elliot Bartlett said they were close to compliance and requested 30 days.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE21100886

REQUEST FOR EXTENSION

2649 SW 7 ST
BARTLETT, JERRY

This case was first heard on 1/11/22 to comply by 2/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$3,000.

Wilson Quintero, Senior Code Compliance Officer, recommended a 28-day extension.

Elliot Bartlett agreed.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE21100894

REQUEST FOR EXTENSION

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2633 SW 7 ST
BARTLETT, JERRY

This case was first heard on 1/11/22 to comply by 2/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,000.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE21120345

949 NW 9 AVE
SCHWENCKE, ALEXANDER J

Service was via posting at the property on 2/7/22 and at City Hall on 2/24/22.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.G.

THERE ARE COMMERCIAL VEHICLES AND A DERELICT VEHICLE STORED ON THE CHAIN LINK FENCED PARKING LOT AT ALL TIMES AND OVER THE 24 HOURS PERMITTED BY THE CITY ULDR.

47-19.4.D.1. **COMPLIED**

THERE IS A THREE YARD DUMPSTER STORED ON THE PARKING LOT SPACES IN PLAIN PUBLIC VIEW.

47-19.9.A.2.a. **COMPLIED**

THERE IS AN ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS UN-ROOFED OUTDOOR STORAGE IN PLAIN VIEW OF THE PUBLIC, INCLUDING BUT NOT LIMITED TO MATTRESSES, BUCKETS, LUMBER AND BOXES.

47-20.20.H.

THE PARKING LOT ON THIS COMMERCIAL PROPERTY IS NOT MAINTAINED. THERE ARE AREAS WITH WHEEL STOPS IN DISREPAIR AS THEY ARE LOOSE AND/OR MISSING, STRIPPING SURFACE MARKINGS ARE MISSING AND/OR FADING, AND THE CEMENT CURBS ARE BROKEN.

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE FRONT PLANTERS ON THE SWALE.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Alexander Schwencke said the ground cover was in compliance now and they were repairing the curb. He had given the tenant 10 days to remove the vehicle. He said there were only two people working at the property now; they did not need retail parking.

Porshia Williams, Assistant Director, Development Services, said the property must comply with the approved site plan on file, which included an ADA compliant, striped parking lot. She recommended Mr. Schwencke hire a contractor to ensure the parking lot was compliant.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: CE19100069

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625 CORAL WAY
VALERIO, THOMAS A

This case was first heard on 2/6/20 to comply by 3/12/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$38,700 and the City was requesting a \$950 fine be imposed.

This was a request to vacate the Order Imposing Fines dated 5/27/21 and reimpose a fine of \$950.

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of a \$950 fine.

Bethany Ramirez did not object.

Judge Purdy vacated the order dated 5/27/21.

Judge Purdy imposed a fine of \$950 for the time the property was out of compliance.

Case: CE20120191
1345 NE 15 AVE
ESIN, JOHN & ARLENE

ORDERED TO REAPPEAR

This case was first heard on 9/14/21 to comply by 12/14/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Paulette DelGrosso, Code Compliance Officer, stated the property was now in compliance and recommended reducing the amount owed to \$654 to cover administrative costs.

Arlene Esin agreed to the fine reduction.

Judge Purdy imposed administrative costs of \$654.

Case: CE21090666
1301 SW 31 AVE
RAPHAEL, NAHOMIE

This case was first heard on 1/11/22 to comply by 1/25/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Todd Belback, Code Compliance Officer, said there was still trash and debris on the property and recommended imposition of the fines.

Nahomie Raphael said this was her first property and she was working on the landscaping herself because she could not afford a landscaper. She requested 28 days.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: CE22010255
326 SW 15 ST
MARSHMALLOW PROPERTIES HOLDINGS CORP

CITATION APPEAL

This case was first cited on 1/13/22 to comply by 1/28/22. Violations and extensions were as noted in the agenda. The property was not in compliance, and the City was requesting imposition of the \$7,600 fine, which would continue to accrue until the property was in compliance.

Patrice Jolly, Code Compliance Officer, stated the violation remained and recommended imposition of the fines.

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Marshall Horner, property manager, said there were two units in this building. Officer Jolly stated the violation pertained to 326 SW 15th Street. Mr. Horner said 326 was not being used as a vacation rental. He said the photos were of 324 SW 15th Street.

Judge Purdy called a brief recess for staff to collect the evidence to present (since there was no internet during the meeting).

Officer Jolly referred to photos from the vacation rental listing to show which unit was involved.

Ms. Hasan said the vacation rental listings typically did not list addresses. She asked Mr. Horner if 324 was the vacation rental but Mr. Horner insisted he be shown where on the listing it indicated the address. He stated there were long-term tenants in 324.

Judge Purdy denied the appeal and imposed the fines of \$7,600 which would continue to accrue until the property is in compliance.

Case: CE21070807

2488 SW 6 CT

SCHMALHAUS, DAGOBERT; BEAULAC, ANDREE

Service was via posting at the property on 2/23/22 and at City Hall on 2/24/22.

Luke Boodram, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THE GRAVEL DRIVEWAY IS NOT WELL GRADED AND NEEDS ADDITIONAL GRAVEL.

9-306 **COMPLIED**

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer Boodram presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE21110390

1600 SW 9 ST

MURRAY, THOMAS GRANT

Service was via posting at the property on 2/22/22 and at City Hall on 2/24/22.

Gail Williams, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-305(a)

THERE IS OVERGROWTH OF LANDSCAPE MATERIAL ALONG WITH AN ACCUMULATION OF LEAVES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

9-313.(a) **COMPLIED**

PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

Officer Williams presented the case file into evidence and recommended ordering compliance with 18-12.(a) within 10 days and with the remaining violations within 21 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance with 18-12.(a) within 10 days and with the remaining violations within 21 days or a fine of \$50 per day, per violation.

Case: CE21110421

1000 NW 52 ST

REISS, STEVEN D

Service was via posting at the property on 1/26/22 and at City Hall on 2/24/22.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.11.A.

THE SWALE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day.

Case: CE21110473

1640 NE 56 ST

CAMARGO, ABEL DAVID;

MENA, ZOE LIDIA

Service was via posting at the property on 2/8/22 and at City Hall on 2/24/22.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY. THERE ARE CRACKS/BREAKS WITHIN THE PARKING AREA.

9-306

THERE ARE AREAS OF THE EXTERIOR THAT HAVE MISSING OR PEELING PAINT.

Officer Murray presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE22010430

2900 N ATLANTIC BLVD

ARMENTA, GILBERT

Service was via posting at the property on 2/22/22 and at City Hall on 2/24/22.

Dorian Koloian, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THERE ARE SECTIONS OF THE CHAIN LINK FENCE THAT ARE

MISSING, BROKEN, AND FALLING OVER. THE WALL IS DAMAGED. THERE ARE AREAS OF MISSING, CRACKED AND BROKEN PIECES OF THE WALL.

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE21110537

730 NE 15 AVE

EVANS, MARK & ANITA

Service was via posting at the property on 2/10/22 and at City Hall on 2/24/22.

Paulette DelGrosso, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

Officer DelGrosso presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$50 per day. Mr. Evans had informed her that they had not owned the property since December 2021 but the property appraiser still showed Mr. and Ms. Evans as the owners.

Judge Purdy found in favor of the City and ordered compliance within 21 days or a fine of \$50 per day.

Case: CE21120347

1143 WYOMING AVE

BEST, HYACINTH D EST

Service was via posting at the property on 1/31/22 and at City Hall on 2/24/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-39.A.1.b.(6)(b)

THERE IS OUTDOOR STORAGE OF GOODS AND MATERIAL ON THIS PROPERTY INCLUDING, BUT NOT LIMITED TO FURNITURE AND A TRUCK STORAGE BOX.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-305(a) **COMPLIED**

18-4.(c) **COMPLIED**

Officer Gavin presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

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Case: CE21110605

570 SW 31 AVE

FYR SFR BORROWER LLC

%HAVENBROOK HOMES

Service was via posting at the property on 1/31/22 and at City Hall on 2/24/22.

Patt Gavin, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.4.A.1. **COMPLIED**

9-304(b)

THERE IS A VEHICLE WITH A TRAILER PARKED ON THE GRASS/LAWN AREA.

Officer Gavin presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE22010338

2650 NW 21 ST

MCCUTCHEON, MARCURITE WALKER

Service was via posting at the property on 2/9/22 and at City Hall on 2/24/22.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE CHAIN LINK FENCE ON THE PROPERTY WAS OBSERVED TO BE BROKEN AND WITHOUT SUPPORT.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation.

Case: CE21100401

1435 NW 6 ST

PILGRAM, MIGUEL D

Service was via posting at the property on 1/25/22 and at City Hall on 2/24/22.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS VACANT PROPERTY AND/OR ITS SWALE.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED, INCLUDING BUT NOT LIMITED TO WINDOWS BROKEN, AND BOARDED.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS

INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT INCLUDING THE REAR SCREENING BUFFER WALL.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THE REAR OF THIS VACANT PROPERTY INCLUDING BUT NOT LIMITED TO POTHOLES, CRACKS, WHEEL STOPS LOOSE, BROKEN, NOT SECURED AND THE SURFACE CONTAINS DIRT AND OIL STAINS.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day, per violation.

Case: CE21120204

2218 NW 5 ST
VELEZ, RAYZA

Service was via posting at the property on 1/25/22 and at City Hall on 2/24/22.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.4.B.1. **COMPLIED**

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

47-34.1.A.1. **COMPLIED**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY.

18-1. **COMPLIED**

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE NON-PERMITTED STORAGE IN THE CARPORT.

18-12.(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-304(b)

THERE IS A TRAILER (WAVE RUNNER) PARKED ON THE GRASS/LAWN AREA, GRAVEL DRIVEWAY NOT RESURFACED.

18-4.(c) **COMPLIED**

THERE IS A DERELICT VEHICLE ON THE STREET, SWALE AND OBSTRUCTING THE SIDEWALK IN FRONT OF THIS RESIDENTIAL OCCUPIED PROPERTY, INCLUDING BUT NOT LIMITED TO FORD MUSTANG AND TOYOTA WITHOUT TAGS.

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Officer Quintero presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE22010346

2021 NW 29 AVE

ARIUS, SAINT PAUL;

DUFRENE, MANOUSCHCA

Service was via posting at the property on 2/9/22 and at City Hall on 2/24/22.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY. IN ADDITION, THERE IS DISCARDED APPLIANCES LEFT IN THE FRONT YARD.

BCZ-39-275(6)(B)

THERE IS NON-PERMITTED LAND USE IN THIS RS-5 COUNTY ZONED PROPERTY. UNROOFED OUTDOOR STORAGE THAT CONSISTS OF BUT IS NOT LIMITED TO CLOTHES, DISCARDED APPLIANCES, BUCKETS, TARPS AND OTHER MISCELLANEOUS ITEMS.

BCZ 39-296.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS RS-5 COUNTY ZONED PROPERTY. THE SUBJECT PROPERTY IS BEING USED FOR THE FOLLOWING BUT NOT LIMITED TO ILLEGAL STORAGE OF DERELICT VEHICLES, VEHICLES FOR SALE, OUTDOOR STORAGE OF MISCELLANEOUS PERSONAL ITEMS.

18-4.(c)

THERE ARE MULTIPLE DERELICT VEHICLES AND A TRAILER ON THE SWALE AND ON THE PROPERTY. SUBJECT VEHICLES AND TRAILERS WERE OBSERVED IN DERELICT CONDITIONS DUE TO EXPIRED OR NO REGISTRATION, FLAT TIRES, VEHICLES AND TRAILER USED TO STORE MISCELLANEOUS ITEMS AND WRECKED OR EXTENSIVE DAMAGE.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day, per violation.

Case: CE22010088

1830 NW 27 AVE

WHITE ROSE HOMES LLC

Service was via posting at the property on 2/9/22 and at City Hall on 2/24/22.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THE DRIVEWAY APPROACH AND AREAS OF THE DRIVEWAY ARE IN NEED OF MAINTENANCE. THE SURFACES ARE NOT SMOOTH OR WELL GRADED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

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Officer Quintero presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE22010357

2329 NW 14 CT

K & J DIVINE LLC

Service was via posting at the property on 2/9/22 and at City Hall on 2/24/22.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY CONSISTING OF, BUT NOT LIMITED TO: TOOLS, CAR PARTS, AND OTHER NON-PERMITTED ITEMS IN THIS RS-8 ZONED DISTRICT PER ULDR SECTION 47-5.11. THIS IS A REPEAT VIOLATION OF PREVIOUS CASE CE19050818. THIS CASE WAS PRESENTED BEFORE THE SPECIAL MAGISTRATE ON 2/24/2022 WHERE MAGISTRATE PURDY APPROVED THE FINDING OF FACT.

Officer Quintero presented the case file into evidence and recommended imposing a fine of \$100 per day, to begin retroactive to 1/15/22, when the violation was found, and to continue until the property was in compliance.

Judge Purdy found in favor of the City and imposed a fine of \$100 per day, to begin retroactive to 1/15/22, when the violation was found, and to continue until the property was in compliance.

Case: CE21030824

220 SW 21 WAY

DALRYMPLE, ESAU & JULIE

This case was first heard on 1/11/22 to comply by 2/15/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$700 and the City was requesting the full fine be imposed.

Luke Boodram, Code Compliance Officer, recommended imposition of the fines.

Judge Purdy imposed the \$700 fine.

Case: CE21100897

2781 SW 3 CT

LRE3 LLC; AMIT KARAT INVESTMENTS LLC

This case was first heard on 1/11/22 to comply by 2/15/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,000 fine, which would continue to accrue until the property was in compliance.

Case: CE21090010

718 NW 15 TER

CHAVARRO, ANDRES

This case was first heard on 10/28/21 to comply by 12/2/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,400 and the City was requesting a \$580 fine be imposed.

Judge Purdy imposed a fine of \$580 for the time the property was out of compliance.

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Case: CE21120418

1223 NE 16 AVE

EUBANKS, DANIEL; LYONS, MATTHEW D

This was a request to vacate the Order Imposing the Fine dated 2/8/22.

Judge Purdy vacated the Order Imposing the Fine dated 2/8/22.

Case: CE22010353

CITATION

2507 NE 33 AVE 1-2

2507 NE 33 LLC

This case was first cited on 1/20/22 to comply by 2/4/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$1,000 fine.

Case: CE22010348

CITATION

3188 SW 13 ST

LANDI, DOMINICK

This case was first cited on 1/18/22 to comply by 2/2/22. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,200 and the City was requesting the full fine be imposed. No appeal had been received.

Judge Purdy imposed the \$2,200 fine.

Case: CE21090496

1608 NW 5 AVE

FERACE, JAMES E JR (AGD) H/E;

STEFANOV, PATRICK

This case was first heard on 12/9/21 to comply by 1/20/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$13,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$13,800 fine, which would continue to accrue until the property was in compliance.

Case: CE17051336

6250 N ANDREWS AVE, # 24

DOUBLE MOUNTAIN DEV VENTURES LLC

This was a request to vacate the Final Order dated 2/1/18 and the Order Imposing the Fine dated 9/24/18.

Judge Purdy vacated the Final Order dated 2/1/18 and the Order Imposing the Fine dated 9/24/18.

Case: CE21071064

636 NE 1 AVE

RRAC FLAGLER 626 LLC;

% SAUL EWING ARNSTEIN & LEHR LLP

This case was first heard on 1/27/22 to comply by 2/6/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,900 fine, which would continue to accrue until the property was in compliance.

Case: CE21100163

1615 NW 8 AVE

GEFFRARD, ALANS

This case was first heard on 1/27/22 to comply by 2/10/22. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$1,250 fine, which would continue to accrue until the property was in compliance.

Case: CE21040665

2609 NE 27 WAY

MARCHELOS, ELIAS

This was a request to vacate the Final Order dated 6/24/21 and the Order Imposing the Fine dated 10/12/21.

Judge Purdy vacated the Final Order dated 6/24/21 and the Order Imposing the Fine dated 10/12/21.

Staff entered the complied, closed, withdrawn and rescheduled cases listed on pages 38 and 39 into the record as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21080615

CE21110774

CE21100549

CE21110723

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21110787

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearence

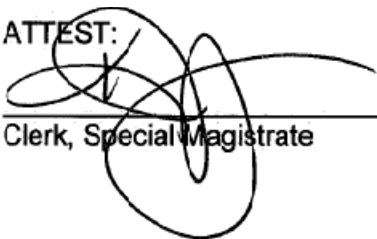
Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 11:02 A.M.


SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate